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Leading Perthshire Estate Agency

26 Cedar Court, Auchterarder, PH3 1GH

Offers Over £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

26 Cedar Court, Auchterarder, PH3 1GH

Many thanks for your interest in
26 Cedar Court, Auchterarder, PH3 1GH.

We offer free, no obligation mortgage
advice to all our buyers.

Next Home Estate Agents dedicate themselves to be available when you are, to arrange a valuation. We are renown in offering an unbeatable service 7 days a week until 9pm.

If you have a property to sell, contact us. We are getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation

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throughout Perthshire and delivering more sales than any other estate agent.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well

is because we live here. So let us guide you through the selling and buying process.

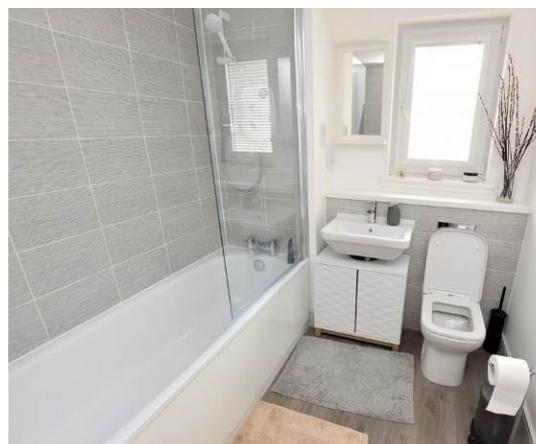
If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

About the area

This property is in the highly desirable town of Auchterarder which provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, Bank of Scotland, restaurants, health centre, post office and golf course.

There are primary and secondary schools within the town and the nearby A9 makes it an ideal location for commuting to Perth, Stirling, Edinburgh and Glasgow.

The town is also well serviced by Gleneagles train station. The prestigious Gleneagles Hotel offers a host of unique leisure facilities and restaurants including the award-winning Andrew Fairlie as well as three championship golf courses which are regarded among the best courses in the world.



Property summary

We are delighted to bring this immaculately presented GROUND FLOOR TWO BEDROOM APARTMENT to the market.

The property is entered via a secure entry door system and has private parking.

The property was built by Robertson Homes and is still under NHBC warranty.

The spacious accommodation comprises entrance hall with large walk-in storage cupboard: open plan lounge/kitchen with front facing windows and integrated appliances including fridge, freezer, dishwasher, oven, and hob. The main double bedroom has a fitted double wardrobe and en-suite shower room with white suite and partial tiling to the walls. The second bedroom is also a double bedroom, and the bathroom has modern suite and shower over the bath.

Early viewing is highly recommended as this property would suit a wide range of purchasers from first time buyers to retirement and investors alike. EPC B.



Key property features

- ✓ Ground floor apartment
- ✓ Open plan lounge/kitchen
- ✓ Integrated appliances
- ✓ Two double bedrooms
- ✓ Bathroom & En-suite shower room
- ✓ Secure entry system
- ✓ Parking
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Excellent first/retirement or investment purchase



Floorplans

Ground Floor





Property Room Sizes

HALL 13' 8" X 4' 9" (4.17M X 1.45M)

LOUNGE/KITCHEN 22' 3" X 15' 7" (6.78M X 4.75M)

BEDROOM 11' 5" X 11' 1" (3.48M X 3.38M)

EN-SUITE SHOWER ROOM 7' 8" X 5' 11" (2.34M X 1.8M)

BEDROOM 11' 5" X 8' 4" (3.48M X 2.54M)

BATHROOM 6' 8" X 6' 2" (2.03M X 1.88M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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